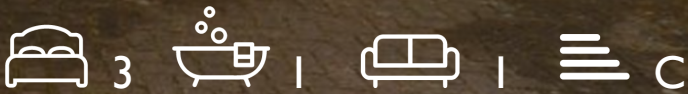




Meadenvale

Peterborough, PE1 5PU

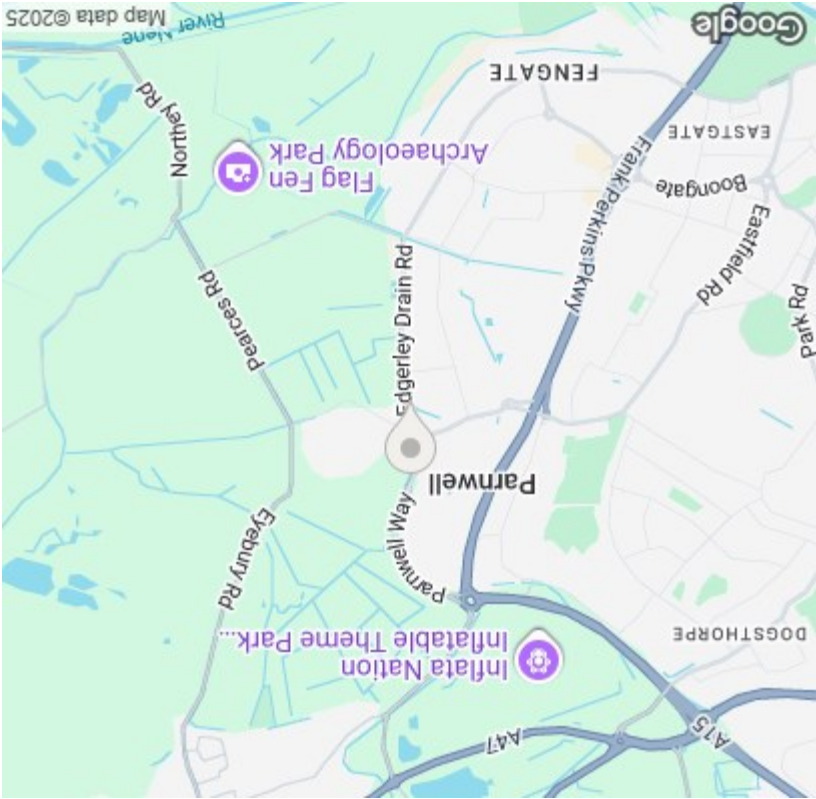
Offers In Excess Of £220,000 - Freehold , Tax Band - B



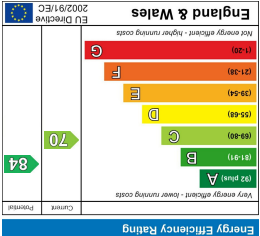
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Meadenvale

Peterborough, PE1 5PU

Welcome to this delightful semi-detached house located in the popular Meadenvale area of Peterborough. This delightful property boasts a modern feel, being built in 2001, with many improvements made since then, making it perfect for those seeking a comfortable and stylish home.

Upon entering, you are greeted by a small hallway which leads to a spacious living room, ideal for entertaining guests or simply relaxing with your loved ones, then on to a newly fitted kitchen/diner with an integrated cooker. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The property features a well-maintained modern bathroom, ensuring convenience and comfort for all residents. Additionally, the parking provision for three plus vehicles is a rare find in this area, offering practicality and ease for those with multiple vehicles or guests arriving by car. Situated in a sought-after neighbourhood, this house provides a peaceful retreat from the hustle and bustle of city life while still being conveniently located near local amenities and transport links. Don't miss out on the opportunity to make this lovely house your new home in Meadenvale.

We would also like to note that the Gas combi boiler has recently been replaced.

Entrance Hall
091 x 1.14 (2'11" x 3'8")

Living Room
397 x 3.42 (13'0" x 11'2")

Kitchen/Diner
3.15 x 3.43 (10'4" x 11'3")

Landing
3.08 x 0.94 (10'1" x 3'1")

Master Bedroom
3.16 x 3.47 (10'4" x 11'4")

Bedroom Two
3.41 x 3.42 (11'2" x 11'2")

Bedroom Three
2.21 x 2.66 (7'3" x 8'8")

Wardrobe
0.82 x 1.88 (2'8" x 6'2")

Bathroom
2.25 x 1.66 (7'4" x 5'5")

Garage
5.44 x 2.52 (17'10" x 8'3")

EPC - C
70/84

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL